

**SITE LOCATION:** 523 Harvard street**AGENDA ITEM: II.v****HISTORIC DISTRICT:** Houston Heights South**HPO File No. 140223****Owner:** William Riley, Bicycle Bungalow, LLC**Applicant:** same**Date Application Accepted:** 1/29/2014**90-day Waiver:** N/A**SITE INFORMATION:**

Lot 7, Block 290, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a 1-story, 1,196 square foot residence situated on a 6,600 square foot lot.

**TYPE OF APPROVAL REQUESTED: Alteration – Addition (Revision)**

A Certificate of Appropriateness for a 2-story addition on a 1-story contributing structure was granted in October 2013. The applicant now proposes a revision to the approved project.

**Project Details:**

- Replace an existing 30" x 56" window located at the rear of the south elevation of the original structure with a 30" x 70" half-lite wood door to access a side courtyard. The top casing height of the door will match the height of an adjacent window.
- Construct a 4'x7' landing below the door with two sets of stairs (total dimension of 4'x13').
- Add a fixed glass wood framed window to the south elevation of the recently approved side addition portion. The window will be 10" x 40".
- See drawings for more detail.

**HISTORY AND SIGNIFICANCE:**

The property is contained within the boundary of the Houston Heights Historic District South. At the time of the district survey, the 1-story Bungalow-style residence constructed circa 1920, was classified as 'Potentially Contributing' to the district.

Houston Heights, established in 1891 and named for its elevation 23 feet above that of downtown Houston, was one of the earliest planned communities in Texas. It flourished as a distinct municipality until 1918 when it was annexed to the City of Houston. Despite rapid redevelopment in the 20th century, Houston Heights still maintains the feel of a small town with its historic Victorian and bungalow-style homes. Houston Heights Historic Districts West, East and South cover a large portion of the original Houston Heights plat – making Houston Heights the largest historically designated area of the city. The neighborhood boasts many structures designated as City of Houston Historic Landmarks, Recorded Texas Historic Landmarks and/or listed in the National Register of Historic Places. Houston Heights South was designated as a historic district by Houston City Council on June 29th of 2011.

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## CERTIFICATE OF APPROPRIATENESS

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**HAHC ACTION:** Approval**BASIS FOR ISSUANCE:** HAHC Approval**EFFECTIVE:** February 13, 2014

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**Planning Official****Date**

This Certificate of Appropriateness is valid for one year from its effective date.

This Certificate is in addition to any permits or approvals that are required by municipal, state and federal law.

Your plans must be stamped by Historic Preservation Office staff prior to submittal to permitting. Call 713-837-7963 to set up an appointment.

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**APPROVAL CRITERIA****Sec. 33-241(a). EXTERIOR ALTERATION, REHABILITATION, RESTORATION AND ADDITION**

HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

**S D NA****S - satisfies D - does not satisfy NA - not applicable**

- | S                                   | D                        | NA                       |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions.   |

**STAFF RECOMMENDATION: Approval of the COA****CERTIFICATE OF APPROPRIATENESS**

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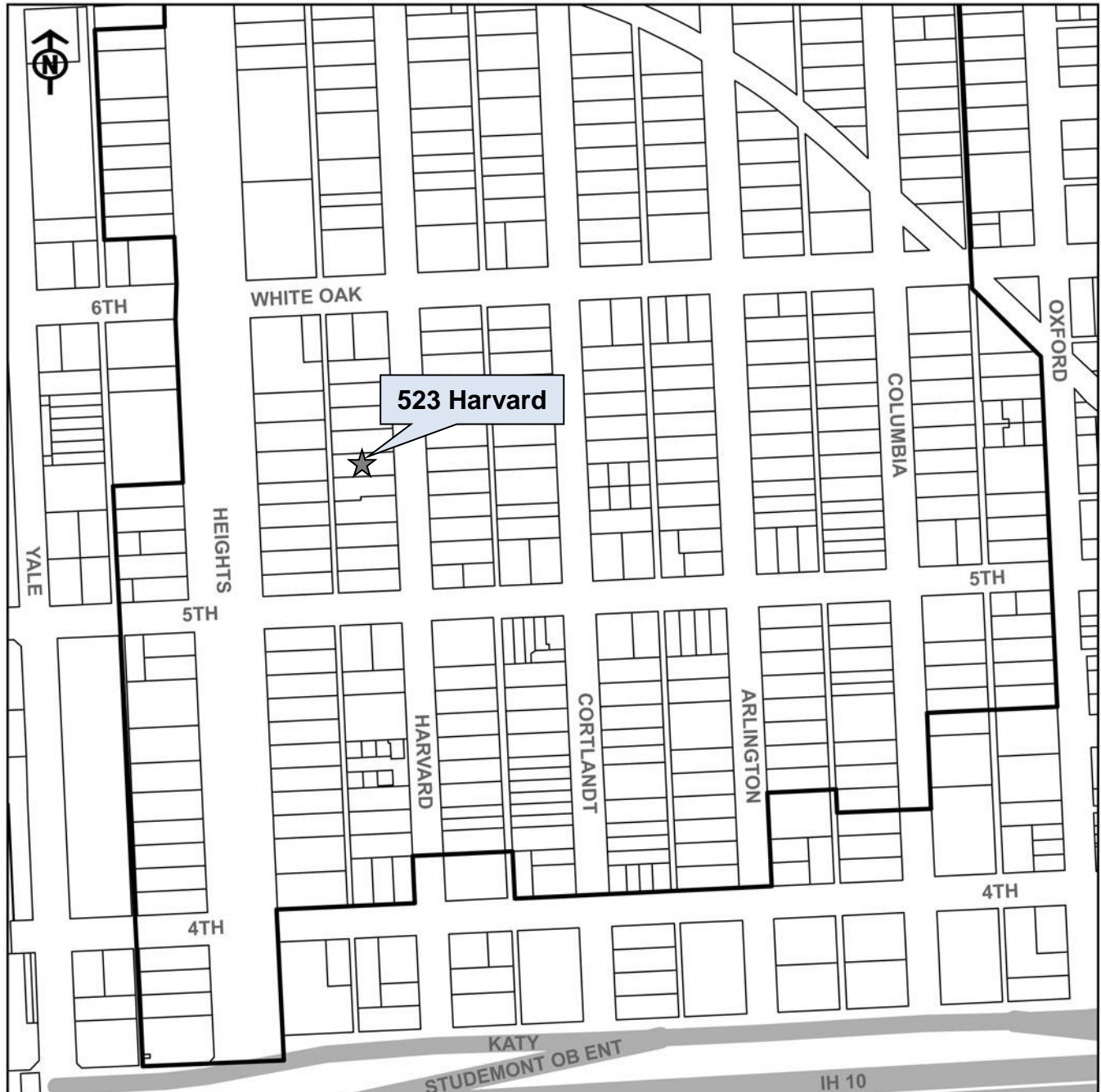
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**HISTORIC DISTRICT:** Houston Heights South

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**Site Location Map**

**HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH**



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**Current Photographs**



**CERTIFICATE OF APPROPRIATENESS**

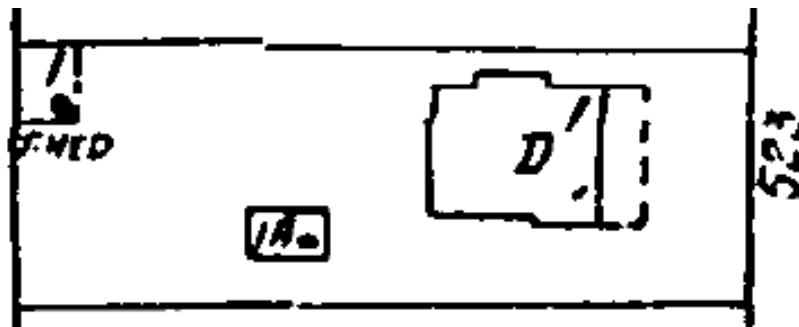
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Sanborn Image



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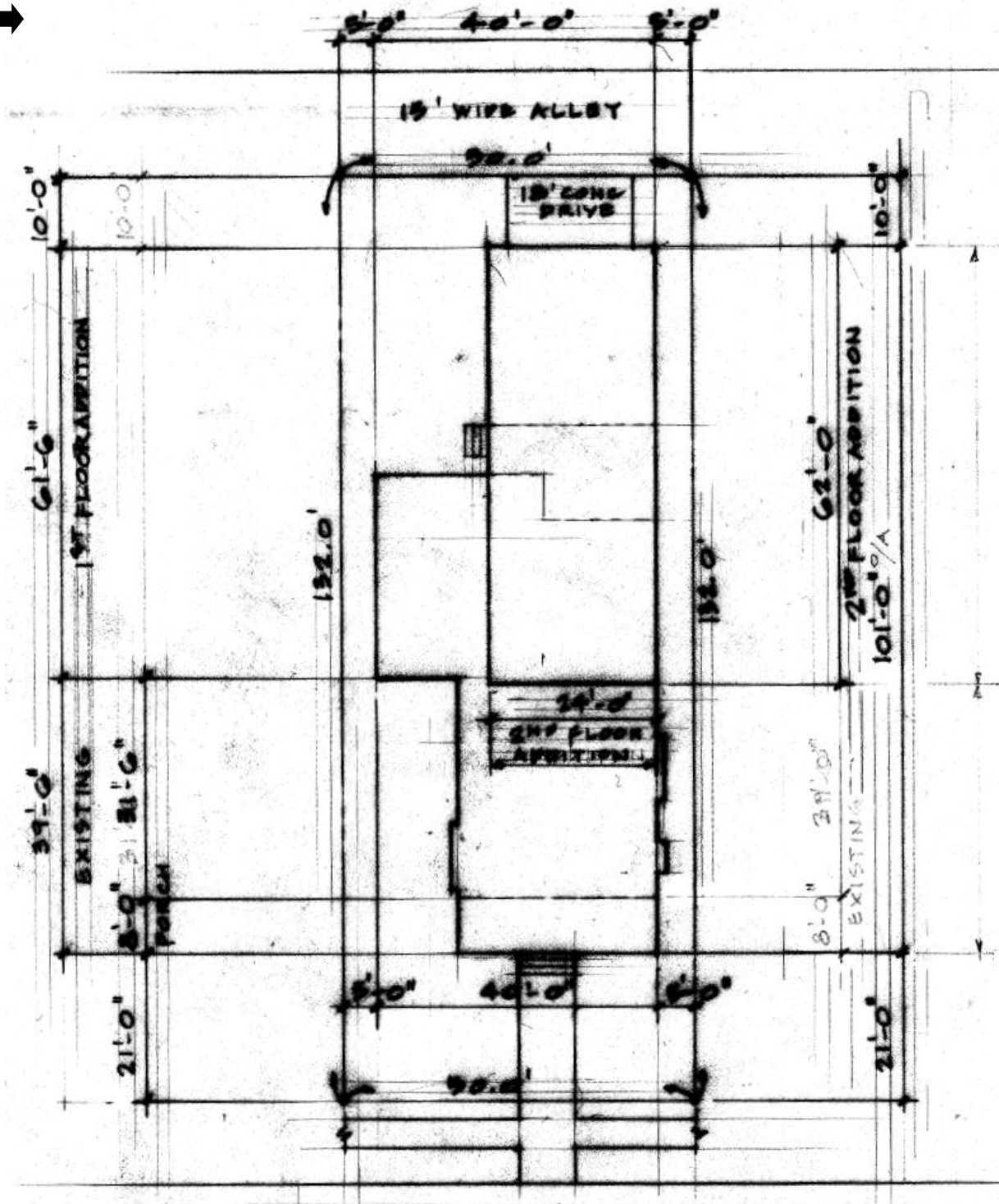
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Site Plan

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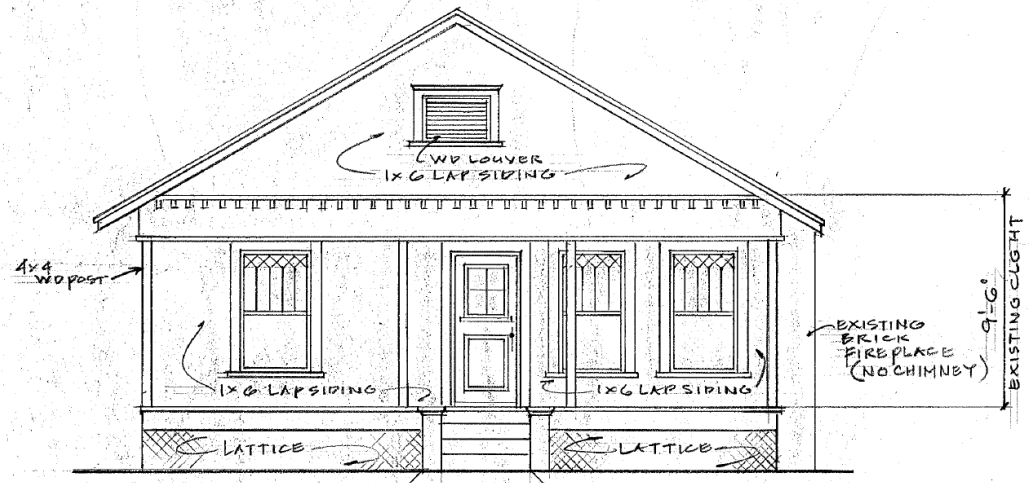
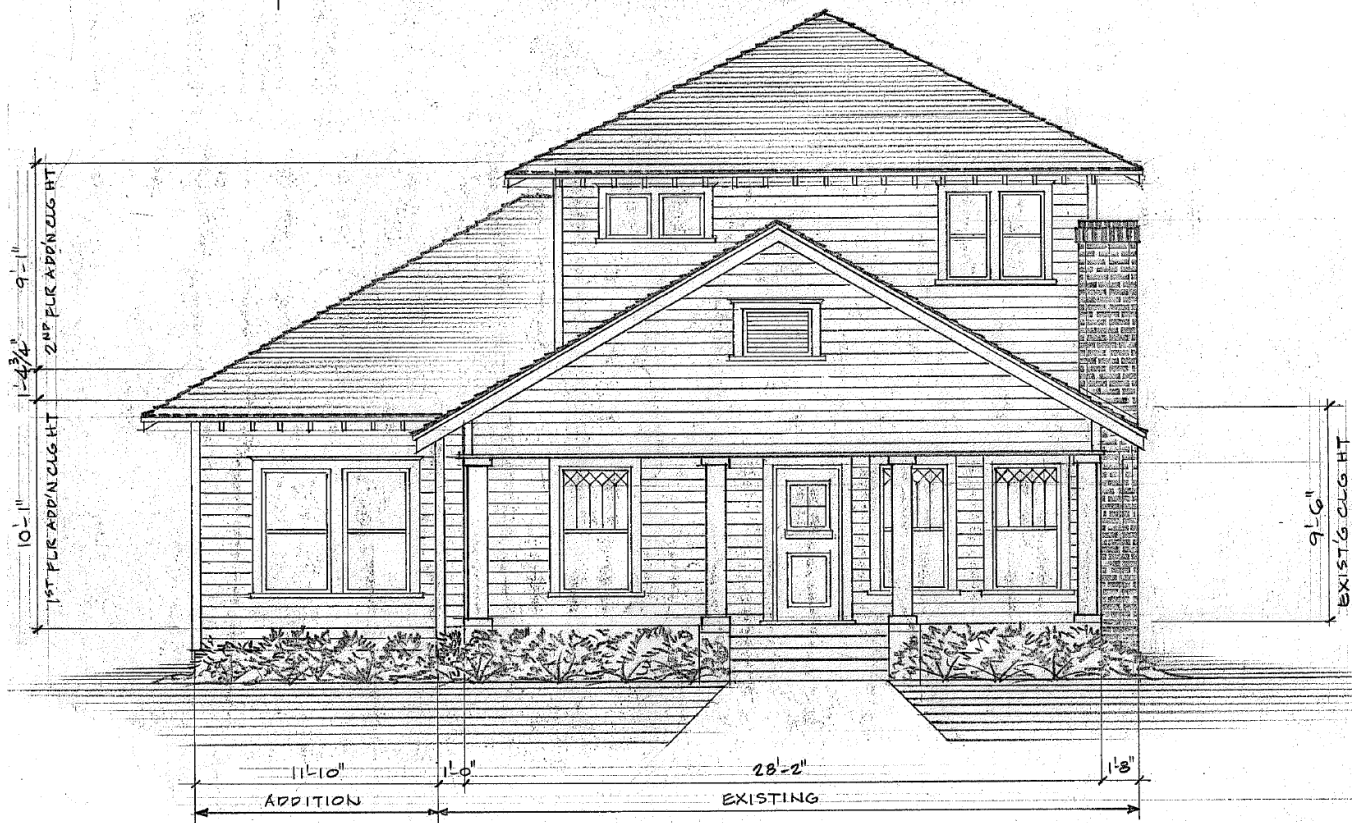
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**East Elevation (front facing Harvard Street)****Existing****Proposed****CERTIFICATE OF APPROPRIATENESS**

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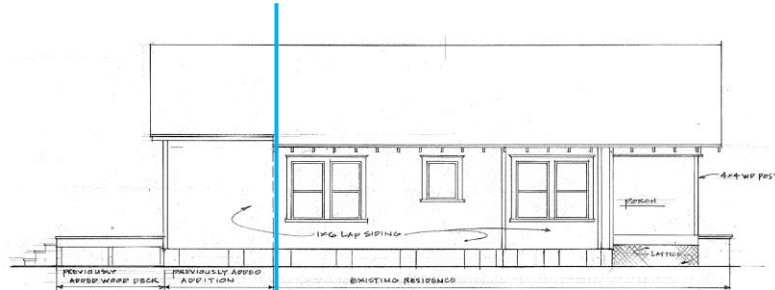
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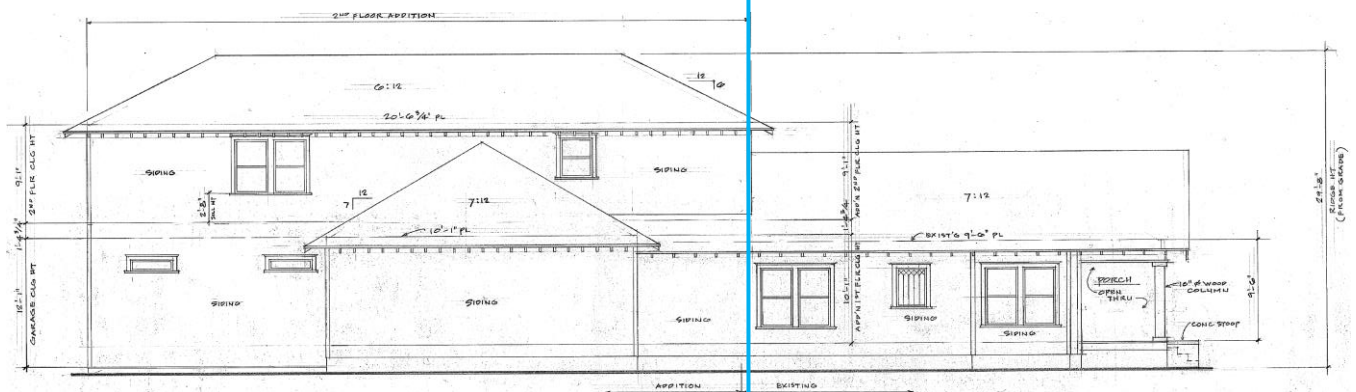
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## South Elevation (facing side property line)

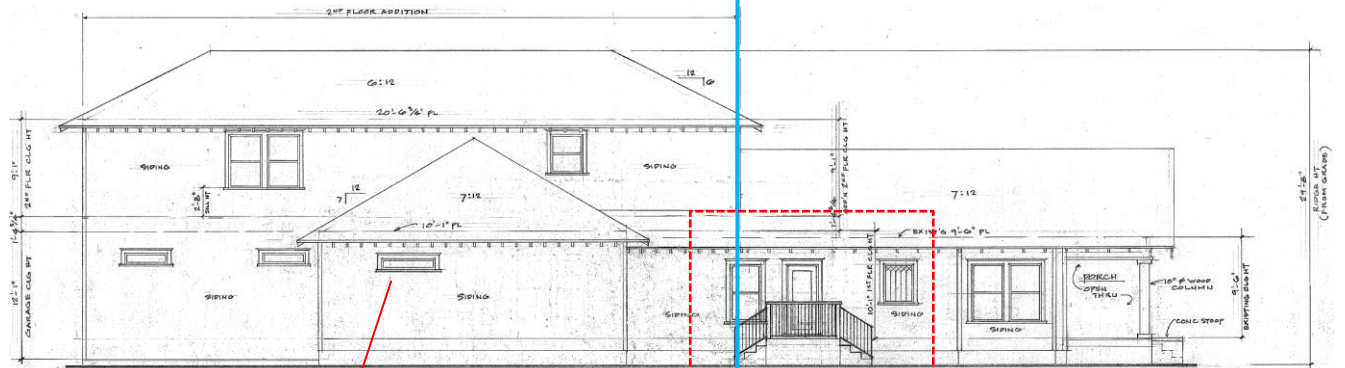
## Existing



## Approved October 2013



## Proposed Revisions February 2014

Location of proposed  
new windowProposed door,  
landing, and stairsLocation of Original  
Rear Wall

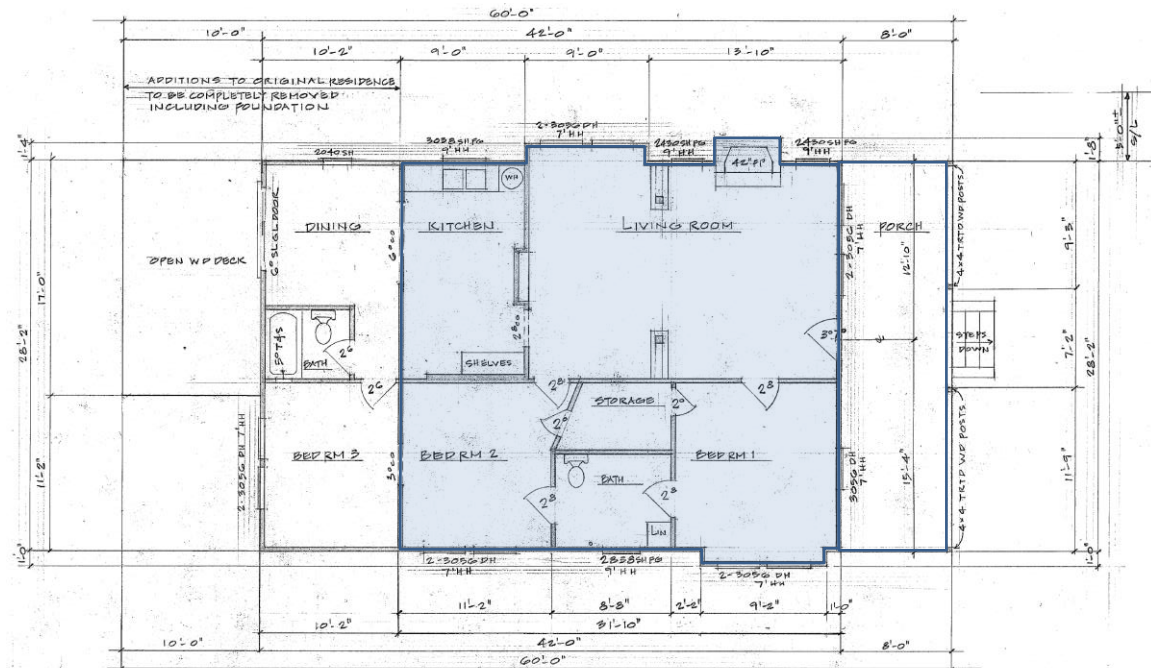
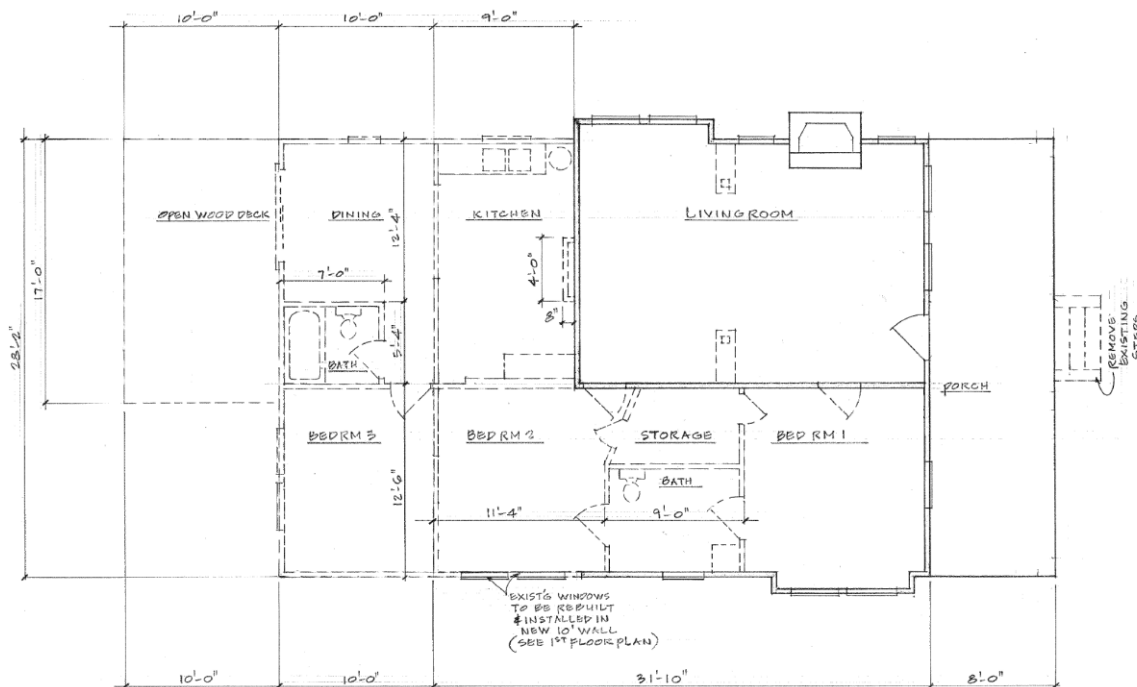
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**Existing Floor Plan****Demolition Plan****CERTIFICATE OF APPROPRIATENESS**

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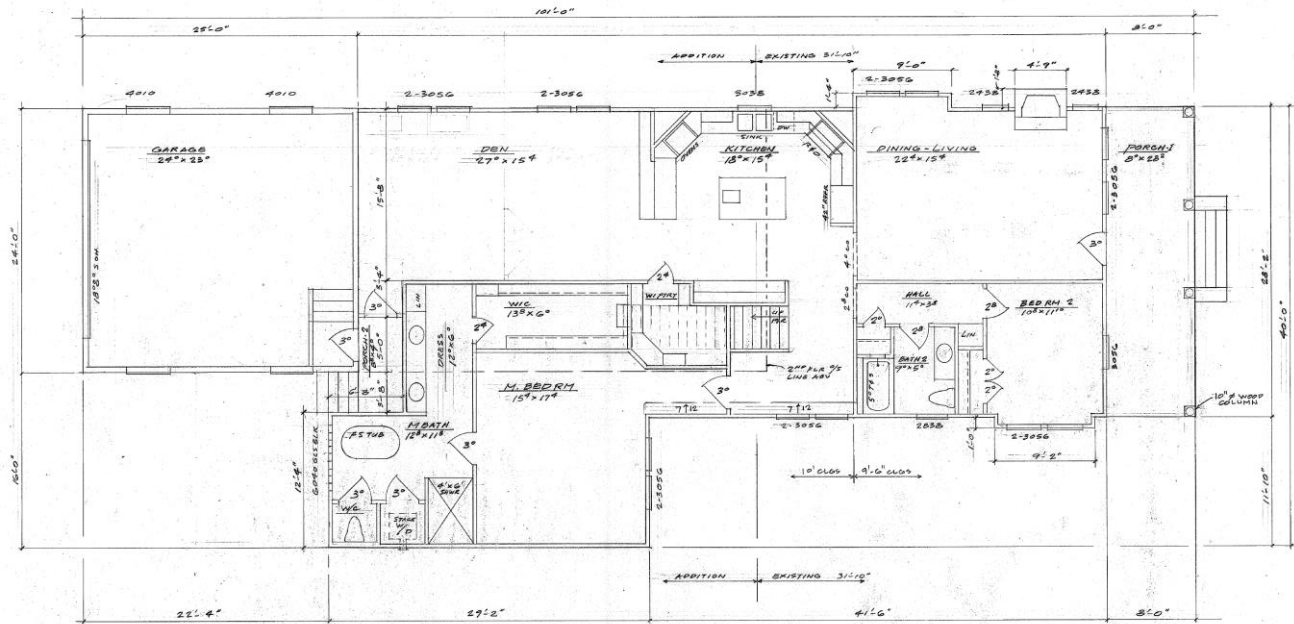
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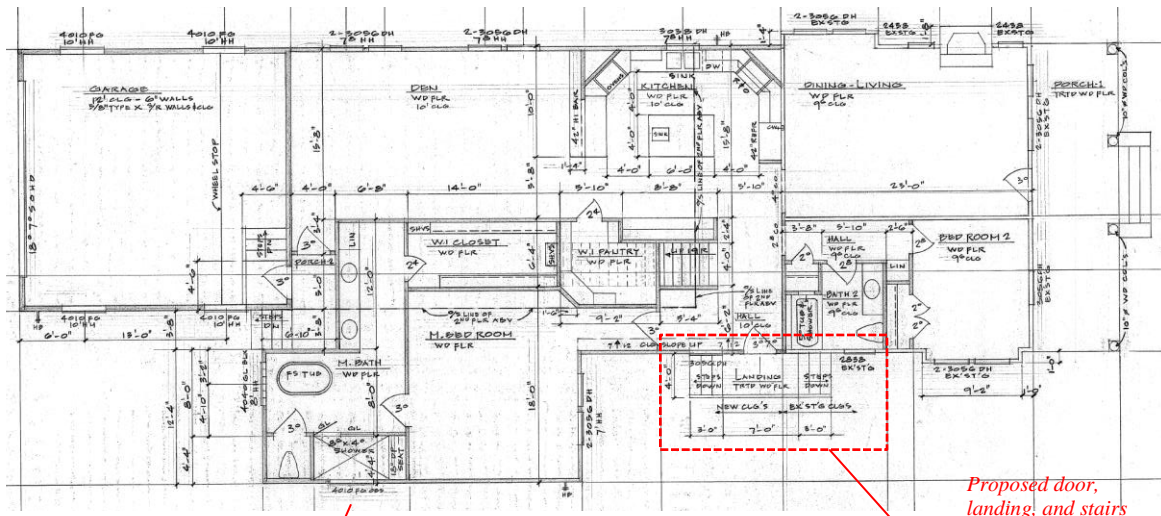
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## Proposed First Floor Plans

Approved October 2013



## Proposed Revisions to First Floor



Location of proposed  
new window

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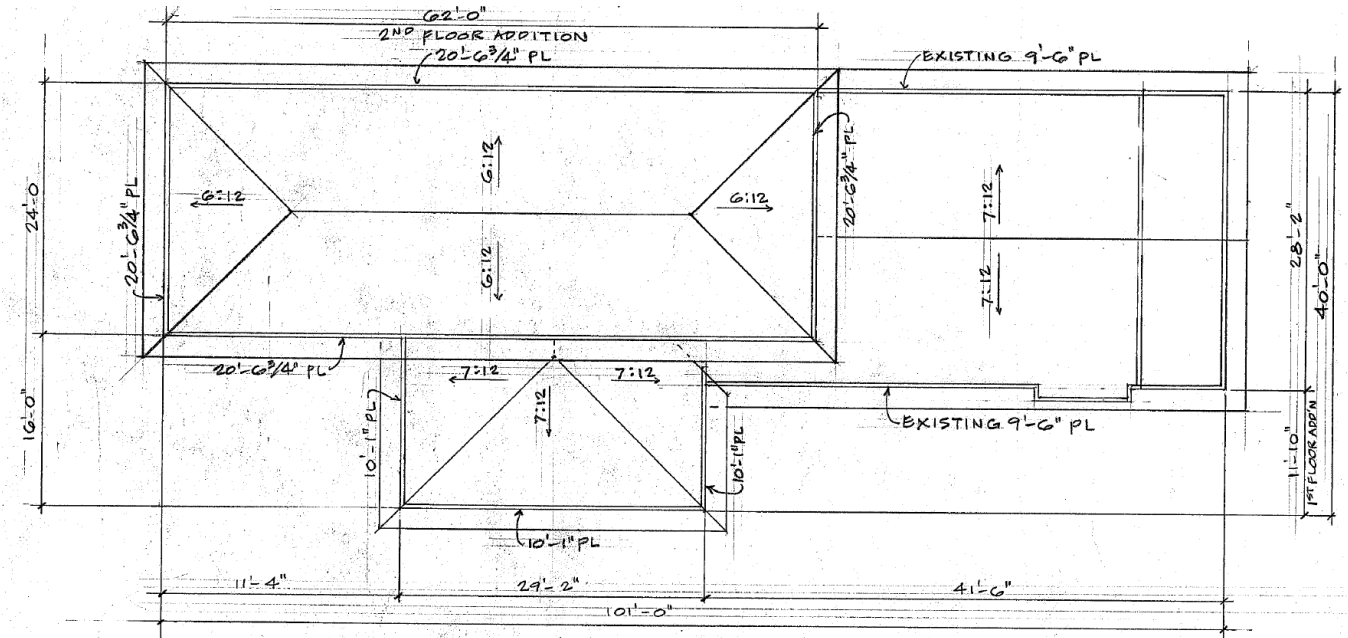
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## Roof Plans



## Applicant Photograph

Window to be  
replaced by door



Area of proposed landing and stairs

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